

City of Mississauga Department Comments

Date Finalized: 2024-07-10	File(s): A283.24
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2024-07-18 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing a lot coverage of 43.00% whereas By-law 0225-2007, as amended, permits a maximum Lot Coverage of 40.00% in this instance.

Background

Property Address: 2519 Dinning Crt

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R5-Residential

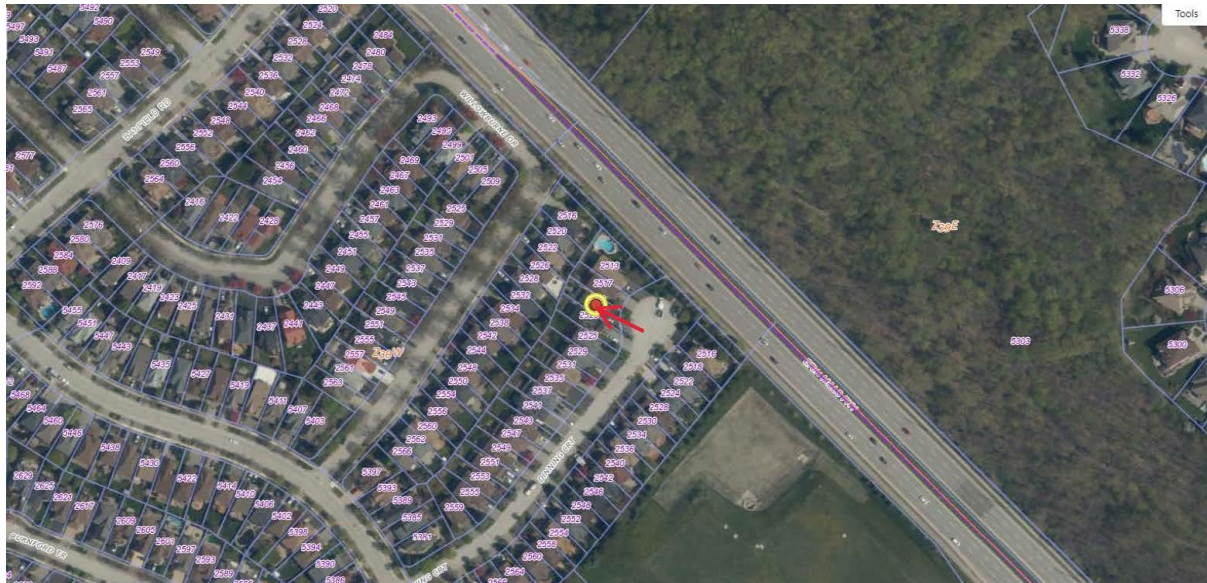
Other Applications: BP 23-9417

Site and Area Context

The subject property is located north-west of the Erin Centre Boulevard and Erin Mills Parkway intersection in the Central Erin Mills Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and

vegetative elements are present on the subject property. The surrounding context is predominantly residential, consisting of detached dwellings.

The applicant is proposing to legalize a covered porch and below grade stairwell in the rear yard requiring a variance for lot coverage.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Central Erin Mills Neighbourhood and is designated Residential Low Density II by the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. Staff are of the opinion that the proposal represents compatible development that is in line with the planned character of the area and meets the general intent and purpose of the official plan.

The sole variance requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot and to limit massing impacts on abutting properties. Staff note the main dwelling, existing front porch and existing accessory structures

located in the rear yard account for 36% of the total lot coverage on the subject property. The remaining 7% is attributed to the covered patio. Staff are of the opinion that this additional lot coverage will have no significant impact on the surrounding properties as the lack of walls surrounding the structure reduces any potential massing impacts. No additional variances for setbacks have been requested with further mitigates any potential impact. Staff are satisfied that proposal does not contribute to overdevelopment of the lot and any massing impacts on abutting properties or the streetscape are minor in nature.

Given the above, staff are satisfied the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and contributes to orderly development for the subject property.

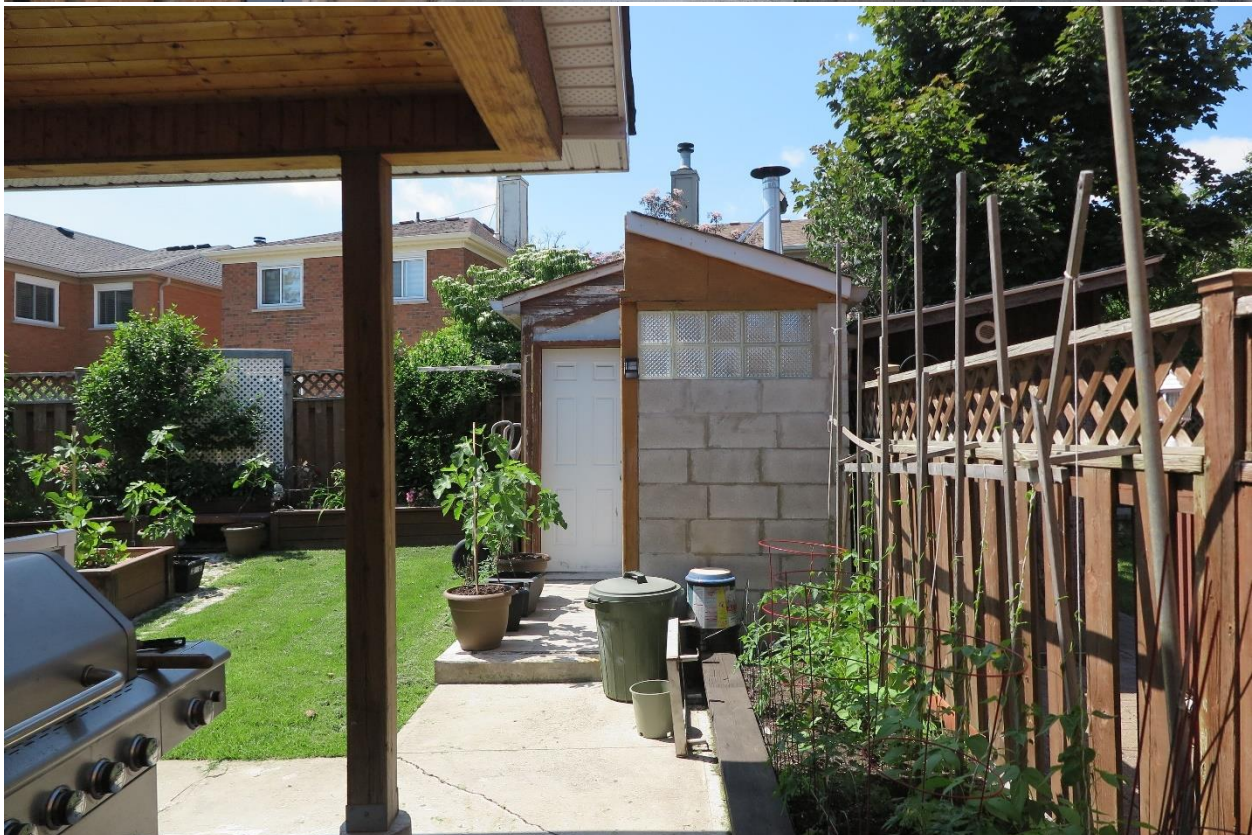
Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are photos of the accessory structure. From our site inspection we note that both the subject and abutting properties both have structures within their side yard setbacks and in this regard we are not concerned with any drainage impacts (if any). This property does have a rear to front drainage pattern where any drainage will be directed towards the front of the property.







Comments Prepared by: Tony Iacobucci

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit 23-9417. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Candice Williams, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner